



Environment, Social & Governance (ESG) Policy

1.1 Introduction and Purpose

NWP Retail (“NWP” or the “Company”) has developed this ESG Policy to serve as a statement of our commitment to managing our business in a sustainable manner through integrating Environmental, Social and Governance (ESG) considerations across our activities.

This ESG Policy is complemented by our suite of corporate codes and policies, including Code of Conduct and Business Ethics, Conflict of Interest Policy and Diversity Policy, to form NWP’s full commitment and approach to sustainability.

This ESG Policy aims at providing direction and consensus across our Company on how to implement our sustainability commitments in accordance with our vision, mission and values.

1.2 Coverage

We integrate ESG considerations in our business activities with the view to manage scarce natural resources, to minimize our environmental footprint, our greenhouse gas emissions and potential impacts on biodiversity and land use change, to look after the health, safety and wellbeing of our people, be they employees, workers or contractors, and to adopt effective corporate governance while striving to maintain positive financial returns.

1.3 Application, Responsibility and Authority

This ESG Policy applies to NWP’s property investment, development and management as well as NWP’s funds and investment vehicles in all asset classes. Its implementation is the responsibility of all NWP employees and directors and will enable the continuous improvement of our sustainability performance through the enhancement of skills, knowledge and commitment of all NWP employees at all levels of the organization.

This ESG Policy is endorsed by NWP’s BOC and will be reviewed every two years, at a minimum, by NWP’s ESG Committee.

1.4 Our Vision is to Sustain a Long Term Business for the Benefit of all Stakeholders

We aim to develop and manage modern real estate properties enabling modern commerce, thus helping to create the backbone for 21st century commerce across Indonesia. We want to offer tenants and guests modern, state-of-the-art, focused and integrated real estate, and provide investors with exposure to what we see as the most dynamic sector in the fastest growing region.

1.5 Our Mission Integrates ESG Considerations

We are committed to integrating Environmental, Social and Governance considerations across the real estate development cycle of our activities and in our diligence, transparency and accountability processes.

We are committed to working in compliance with local regulations and good international standards and in continuous collaboration with our internal and external stakeholders with the view to contribute to a sustainable and successful business.



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We aim to achieve high standards of corporate governance which are crucial to our development and safeguarding the interests of our shareholders. We recognize the importance of our environmental, social, transparency and accountability responsibilities to our tenants and customers, communities and stakeholders, investment partners and shareholders to manage risks, make effective decisions and create value.

1.5.1 Environmental Considerations

We strive to mitigate our environment footprint. NWP optimizes, to the extent possible, the sustainability features of our new or existing developments through green design initiatives or by positioning our properties to minimize their environmental impact in terms of land use change, biodiversity protection, proximity to transport systems and underserved communities, while providing cost benefits to our customers and long-term social consideration to the local community. We seek to design new construction and refurbishment by integrating green building material attributes, available green building standards, renewable energy sources (onsite, off-site) as applicable and relevant to the geographies in which we operate.

Examples

NWP makes every effort to build new integrated facilities in compliance with international standard environmental certifications such as EDGE, BCA Green Mark and GRESB. NWP endeavors to equip its real-estate properties with a digital infrastructure, enabling real time monitoring as well as predictive and agile response to changing conditions, thereby further maximizing our use of energy-efficient technology and engineering, including energy efficient cooling and lighting, optimization and monitoring of air and water quality, comprehensive waste water and waste management systems, and, wherever possible, to provide rooftops with solar panels.

1.5.2 Social Considerations

We believe that creating a positive and supporting environment is our social responsibility to the communities in which we operate, and to our employees, our tenants, our suppliers and all our commercial stakeholders. We believe this will create long-term benefits to society as well as to our company. In addition to responding to the traditional demands of our clients, we believe we can and must act as a bridge between the local society and the environment.

We care for the health and safety of our project workers and building users. We aim to include, to the extent possible, daylight access, active design features and indoor air quality monitoring in our facilities, and to select sustainable sites that facilitate active transport, such as walking, cycling or using public transportation.

1.5.3 Governance Considerations

NWP believes that effective corporate governance is critical to our success, providing the foundation of sustained growth over the long term. NWP has established robust processes and operating procedures to manage risks, make effective decisions and create value during our due diligence, development and asset management processes, while remaining transparent and accountable to our investment partners and stakeholders, recognizing fiduciary duties. Wherever possible, we minimize the risk of conflicts of interest and fraud through the use of independent third parties such as fund



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administrators and the use of technology available to us. We believe that our information technology platform improves our operational efficiency and provides high quality internal governance controls.

Our BOC is responsible and has general powers over the management and conduct of our business and oversees our overall risk control. Any significant business decisions involving material risks are reviewed, analyzed and approved at the board level to ensure a thorough examination of the associated risks at our highest corporate governance body. We engage qualified, reputable and independent third-parties to assist us in managing our operational risks and have in-house personnel that review our internal control measures on a continuing basis. We enforce strict control and accountability policies and manuals at an individual employee level and conduct ongoing on-site training. Our policies and manuals are updated regularly based on our operational needs. We seek to maintain a corporate culture with a high level of responsibility, integrity and reliability to manage our operational and market risks.

1.6 Our Business Approach is Sustainable

In each market we operate, we endeavor to build or acquire real-estate assets in strategic locations, generally with a view to refurbish, expand, modernize or redevelop those assets, as tenants and guests upgrade from outdated facilities to newer facilities in premium locations with professional management.

We seek to offer the following key sustainable business features:

- Digital Infrastructure to facilitate responsive building management, monitoring and predictive analytics;
- Efficient cooling systems designed and engineered to maximize energy efficiency savings while providing optimal comfort for tenants and guests
- Optimal space utilization with sufficiently large floor plates, high ceilings and wide column spacing;
- Flexibility to provide customized features such as office space, air-conditioning and refrigeration/freezing that are energy efficient;
- High operating efficiency with spacious loading and parking areas equipped with modern loading docks that includes comprehensive safety designs;
- Secure space with 24/7 surveillance
- Storage safety with security and surveillance features, proper ventilation and basic firefighting features such as sprinkler systems that protects the occupational health and safety of employees, workers and contractors at our properties;
- Active design features that provide accessibility and aesthetics;
- Active transit provisions such as bike storage and shower facilities.

We seek to design these sustainable features further, by building holistic state-of-the-art integrated real-estate assets with a “human-centric” approach that not only focuses on environmental risks but also on making a meaningful impact on society and on the health and well-being of our tenants. When managing our assets and entities, we integrate Environmental, Social and Governance considerations along our real estate asset management cycle, through policies and procedures, dedicated and competent staff and the inclusion of environmental and social risk assessment in our overall investment management framework.



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1.7 NWP Sustainable Commitments

We have identified potential material Environmental, Social and Governance issues that can influence our operations and investments but that we believe we can mitigate. We are committed to seek to, where possible:

1. Reduce the greenhouse gas, energy, water and waste footprint, life-cycle environmental impacts of building materials, of our properties under management, at the design, development, construction and operations stages, as well as of our corporate operations;
2. Protect the biodiversity and high-ecological value habitat of our development sites and properties, through conservation, enhancement or offsets;
3. Manage natural hazards, climate and extreme weather risks at the design, development, construction and operations stages of our properties and in our asset management practices to increase our resilience;
4. Create safe and quality work places for people working in or visiting our property sites and office properties through following contractor management and occupational health and safety practices aligned with good international standards;
5. Ensure a high standard of health and safety in our offices and properties and provide employment conditions that supports good employee wellbeing;
6. Support the market-uptake of new sustainability-related technologies and practices where appropriate;
7. Implement good responsible investment practices to mitigate environmental and social risks and leverage opportunities where available in the interest of stakeholders and investment performance;

We are setting internal processes to implement this ESG Policy. These processes will include measuring, monitoring and reporting on Environmental, Social and Governance Performance Indicators to assess how our ESG commitments come alive. We will encourage and train our internal stakeholders to adopt and implement this ESG Policy. We have established an NWP ESG Committee that oversees our progress toward achieving our ESG vision and strategy, and ensures that we meet our commitments and adhere to corporate policies and practices. We aim to improve continuously and manage our properties and investments in a manner consistent with this ESG Policy.

If you have any questions, comments or concerns regarding this ESG Policy or its implementation, please contact ESG Officer at es@nwpproperty.com anonymously or not.